



Board of Zoning Appeals

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AGENDA

December 6, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 6, 2018, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date. Anyone who requires an auxiliary aid or service to participate in this City of Milwaukee event should contact the office of City of Milwaukee ADA Coordinator @ (414) 286-3475 or adacoordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

2:00 p.m. Administrative Consent Agenda.

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	7	BZZA-18-00352 Use Variance <i>Dismissal</i>	Sheila's Shining Stars, Property Owner Request to allow the installation of barbed wire on the existing 6 foot fence	3651 N 27Th St
<u>2</u>	10	BZZA-18-00369 Use Variance <i>Dismissal</i>	Tosa Baseball League, Lessee Request to occupy the premises as an indoor recreation facility	5075 W State St AKA 5101 W State St
<u>3</u>	14	BZZA-18-00341 Special Use <i>Dismissal</i>	PH Hospitality Group, LLC, Other Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	3131 S Kinnickinnic Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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2:00 p.m. Consent Agenda.

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<u>4</u>	6	BZZA-18-00387 Special Use	David Nunez Cruz, Prospective Buyer Request to occupy a portion of the premises (upper level) as a rooming house for 6 occupants	423 E Garfield Av
<u>5</u>	7	BZZA-18-00325 Special Use	Frank McCollum dba Frank's and Sons Hand Carwash, Lessee Request to continue occupying the premises as a hand car wash	3121 N 36Th St
<u>6</u>	7	BZZA-18-00397 Special Use	Reaching for the Goal TL, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday (this is a new operator)	4122 W Fond Du Lac Av
<u>7</u>	8	BZZA-18-00383 Use Variance	Martinez Appliances, Lessee Request to occupy the premises as a general retail establishment and second-hand store (this is a new operator)	3911 W Greenfield Av

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2:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<u>8</u>	10	BZZA-18-00395 Special Use	CowBurgers, Inc., Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	7525 W Capitol Dr
<u>9</u>	12	BZZA-18-00388 Special Use	Los Rancheros Mexican Restaurant, Inc., Lessee Request to occupy a portion of the premises as a sit-down restaurant	1401 W Washington St
<u>10</u>	12	BZZA-18-00393 Special Use	Triple S Auto Parts, Inc. dba A & D Truck & Auto Parts, Property Owner Request to continue occupying the premises as an outdoor salvage operation	450 S 11Th St
<u>11</u>	13	BZZA-18-00391 Special Use	Airport Pizza Roc, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant	4849 S Howell Av

2:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>12</u>	15	BZZA-18-00379 Use Variance	Auto Parts & Services, Inc., Lessee Request to continue to allow a fence with barbed-wire	1832 W North Av
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2:15 p.m. Public Hearings (continued)</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.				
<u>13</u>	1	BZZA-18-00385 Special Use	Express Auto Repair and Stereo, Lessee Request to occupy a portion of the premises as a light motor vehicle repair and sales facility	4880 N Teutonia Av
<u>14</u>	1	BZZA-18-00327 Special Use	Sullivan's Services Auto Repair Shop, Property Owner Request to add a motor vehicle filling station with a convenience store to an existing (non-conforming) motor vehicle repair facility	3606 W Silver Spring Dr AKA 3600 W Silver Spring Dr
<u>15</u>	1	BZZA-18-00404 Use Variance	Open Sky Education, Lessee Request to construct an addition, increase the hours of operation from 7:30 a.m. - 4:30 p.m. to 7:00 a.m. - 7:00 p.m., and continue occupying the premises as a school for 590 students Kindergarten - 8th grade, operating Monday - Friday	4200 W Douglas Av
<u>16</u>	1	BZZA-18-00359 Special Use	Angels & Doves Family Childcare, LLC, Lessee Request to occupy a portion of the premises as a day care center for 49 children per shift 2 1/2 to 13 years of age, operating Monday- Friday 6:00 a.m. - 7:30 p.m.	2433 W Roosevelt Dr
<u>17</u>	2	BZZA-18-00331 Special Use	Hideaway Tavern, LLC, Property Owner Request to add a beer garden and continue occupying the premises as a tavern (existing non-conforming)	9000 W Kaul Av

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<u>2:15 p.m. Public Hearings (continued)</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.				
<u>18</u>	4	BZZA-18-00354 Special Use	MKE Catering, LLC. dba Freshii, Lessee Request to erect a wall sign that exceeds the maximum allowed display area	250 E Wisconsin Av Suite 119

<u>3:15 p.m. Public Hearings.</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.				
<u>19</u>	6	BZZA-18-00347 Special Use	Freddy's Tires, Prospective Buyer Request to occupy the premises as a light motor vehicle repair facility	801 W Burleigh St
<u>20</u>	6	BZZA-18-00417 Dimensional Variance	Amanda Betts, Prospective Buyer Request to construct a detached residential garage that exceeds the maximum allowed sidewall height and maximum allowed overall height	114 W Lloyd St
<u>21</u>	7	BZZA-18-00362 Special Use	Lashunda Moss dba Lashunda Family Childcare LLC, Lessee Request to continue occupying the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday – Sunday	4143 N 40Th St
<u>22</u>	8	BZZA-18-00365 Special Use	Daniel Vizcaino, Lessee Request to continue occupying the premises as a general office (this is a new operator)	3234 W Greenfield Av

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3:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>23</u>	8	BZZA-18-00267 Special Use, Dimensional Variance	MKE Junk Junkies, LLC, Lessee Request to occupy a portion of the premises as a ground transportation service (permitted), motor vehicle outdoor storage (permitted), motor vehicle repair facility, motor vehicle sales facility, and an outdoor salvage operation without the minimum required landscaping	2640 W Greves St AKA 2612 W Greves St
<u>24</u>	9	BZZA-18-00156 Use Variance	Jacob O'Donnell and Joua Yang, Property Owner Request to occupy a portion of the premises as a contractor's yard and outdoor storage facility	5608 W Green Tree Rd
<u>25</u>	9	BZZA-18-00333 Special Use	State Disposal Services, LLC, Lessee Request to occupy the premises as a recycling collection facility	9530 N 107Th St
<u>26</u>	10	BZZA-18-00375 Special Use Variance	Procare Medical Group, Property Owner Request to occupy a portion of the premises as a medical office and a general retail establishment	603 N 36Th St
<u>27</u>	10	BZZA-18-00348 Special Use	Evenement, LLC, Prospective Buyer Request to occupy the premises as an assembly hall	407 N Hawley Rd

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<u>4:15 p.m. Public Hearings.</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.				
<u>28</u>	10	BZZA-18-00374 Use Variance	We Care Early Learning Center, LLC, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight	7127 W Lisbon Av A
<u>29</u>	12	BZZA-18-00406 Dimensional Variance	Juan Mendoza, Property Owner Request to allow outdoor parking in the rear yard for 8 vehicles	2255 S 6Th St
<u>30</u>	13	BZZA-18-00319 Special Use, Dimensional Variance	Power Property Management, Prospective Buyer Request to occupy a portion of the premises as a rooming house that does not meet the minimum required number of parking spaces	3330 S 16Th St
<u>31</u>	14	BZZA-18-00351 Use Variance, Dimensional Variance	Mercy Hill Church of the Assemblies of God, Prospective Buyer Request to occupy the premises as a religious assembly hall that does not meet the minimum required glazing	2842 S 5Th Ct
<u>32</u>	14	BZZA-18-00339 Dimensional Variance	Andres Orozco, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage	2858 S 12Th St

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4:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>33</u>	14	BZZA-18-00386 Dimensional Variance	Patricia Jens, Property Owner Request to allow a fence in the rear yard that exceeds the maximum allowed height	3033 S Shore Dr
<u>34</u>	14	BZZA-18-00334 Special Use	Homerun Holdings, LLC, Lessee Request to allow a building addition (patio) and continue occupying the premises as a sit-down restaurant	352 E Stewart St